

**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER  
March 22, 2012**

**LEVI LINCOLN CHAMBER – CITY HALL**

**Commission Members Present:** Thomas Constantine, Chair  
Timothy McCann, Vice-Chair  
Kevin Provencher, Clerk  
Peter Schneider  
Meagen Mulherin  
Andrew Shveda

**Staff Members Present:** Edgar Luna, Division of Planning & Regulatory Services  
Nancy Tran, Division of Planning & Regulatory Services

**REGULAR MEETING (5:30 PM)**

**CALL TO ORDER:**

Chair Constantine called the meeting to order at 5:30 P.M.

**MINUTES:**

The Historical Commission approved the minutes from the February 23, 2012 and March 8, 2012 meetings.

**NEW BUSINESS:**

**1. 72 (aka 66-67) Shrewsbury Street (HC-2012-004) – Building Demolition Delay Waiver**

Robert Barranca and Matthew Doyle, representatives for J&M Batista Family Limited Partnership, petitioner, presented the application. The petitioner appeared before the Commission with an addendum to the January 18, 2012 Building Demolition Delay Waiver approval to remove rotted exterior moldings and detail work around storefront showroom windows and replace them with similar detail work.

Mr. Doyle indicated that PVC made to replicate existing detail work would replace existing wood moldings. The moldings are trim pieces around the storefront windows and currently vary in size and profile. Mr. Doyle told the Commission that some pieces are readily available and some will be made to order. Commissioner Shveda asked if the pieces will be painted grey and whether the petitioner is aware of the difficulties in painting PVC. Mr. Doyle said it will be painted dark brown and that the petitioner has previously painted PVC without any issues.

Upon a motion by Commissioner Provencher and seconded by Commissioner Mulherin, the Commission voted 6-0 that the removal of existing moldings and replacement with matching PVC would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver addendum for this project was approved.

**Exhibit A: Building Demolition Delay Waiver Application submitted by J&M Batista Family Limited Partnership, dated January 18, 2012 and received January 19, 2012.**

**Exhibit B: Addendum to Building Demolition Delay Waiver Application submitted by J&M Batista Family Limited Partnership, dated and received February 23, 2012.**

## **2. 118 Water Street (HC-2012-010) –Building Demolition Delay Waiver**

Richard Abdella of Abdella Contracting represented the petitioner, Thomas Haddad. The petitioner is seeking Building Demolition Delay Waiver approval to remove and replace the (a) front door and (b) cedar shingles on the canopy with like materials.

Chair Constantine asked whether the front door was to be replaced with same material. Mr. Abdella clarified the door would not be replaced and will only require a new coat of paint. However, the petitioner still sought to replace the canopy shingles. Commissioner Schneider indicated that the shingles do not look original to the house and inquired when they were installed. Mr. Abdella replied stating he believes they have been put up no more than 16-18 years prior. He described the work to be done, which will consist of removing existing shingles, installing an ice and water shield, new cedar shingles and painting with a pigmented stain to match the existing color. Mr. Abdella added that the petitioner also planned to install black canvas awning over windows. Chair Constantine replied stating that the awnings do not come under Commission purview because nothing historical to the building will be removed.

Upon a motion by Commissioner McCann and seconded by Commissioner Provencher, the Commission voted 6-0 that the proposed removal and replacement of cedar shingles would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver for this project was approved.

**Exhibit A: Building Demolition Delay Waiver Application submitted by Thomas Haddad, dated and received February 29, 2012.**

## **3. 3 Crown Street (HC-2012-012) – Building Demolition Delay Waiver**

Aliaxsandr Yeuchy appeared before the Commission to present his petition seeking Building Demolition Delay Waiver approval. He sought to make the following changes: (a) remove asphalt roof shingles and replace with 30-year architectural shingles, (b) remove, repair and reinstall porch columns, (c) repair front porch floor with the same material, (c) repair chimney, (d) remove some clapboards on back walls of the building and replace with new, same type and

shape, (e) repaint building with color matching neighborhood style, (f) remove and replace front fence with same type and style boards and (g) repair side stairs.

Chair Constantine stated the only significant change seemed to be the replacement of standard with 30-year architectural roof shingles. Mr. Yeuchyk confirmed and further added that Preservation Worcester is satisfied with the new shingle replacement. Mr. Luna explained to the Commission that there is a preservation restriction in place with Preservation Worcester.

Commissioner Provencher asked for further clarification regarding whether the columns would be replaced or repaired. Mr. Yeuchyk informed the Commission that the column bottoms are rotten, will be removed and transported to the mill for repair. He explained that the bottoms would be cut, restored with new pieces of the same profile, glued and reinstalled. Commissioner Schneider asked if the columns would be put back on the ground or be placed on a base. He indicated that the columns are likely not original because most columns are attached to a square base. Mr. Yeuchyk said he did not consider installing a base because he believed he was required to maintain the existing column shape. Commissioner Schneider said the question at hand is whether the lack of a base is part of the structure's original design. Commissioner Provencher stated he did not believe it was original because columns typically are attached to a round or square base that is opened underneath to allow columns to dry and prevent rotting. He said he would not be opposed to Mr. Yeuchyk adding a base. Chair Constantine agreed and stated that adding a base would not significantly alter the columns' historical value.

Ms. Packard, representative for Preservation Worcester, said the organization reviewed and was satisfied with Mr. Yeuchyk's plans. When asked her opinion on the addition of bases, she concurred with Commissioners Constantine and Provencher and stated it would be good to have column bases. Commissioner Provencher said the Commission cannot require installation of bases but recommended them. Mr. Yeuchyk said he would consider their installation. Commissioner Provencher asked whether the Commission had purview over fence removal and replacement. Mr. Luna replied that the Commission does not and will not unless the local historic district for Crown Hill is adopted.

Upon a motion by Commissioner Provencher and seconded by Commissioner Mulherin, the Commission voted 6-0 that the proposed changes would not be detrimental to the architectural or historical resources of the City of Worcester, therefore, the Building Demolition Delay Waiver for this project was approved.

**Exhibit A: Building Demolition Delay Waiver Application submitted by Aliaxsandr and Iryna Yeuchyk, dated and received February 29, 2012.**

**4. 30 May Street (HC-2012-013) – Building Demolition Delay Waiver**

Bob Bracket, representative for Anthony Lai, petitioner, presented the petition. Mr. Bracket said the petitioner was seeking Building Demolition Delay Waiver approval to make the following changes: (a) remove asphalt roof shingles on the Mansard roof and replace with 30-year architectural shingles or vinyl shakes, (b) remove slate roof tiles and replace with 30-year architectural shingles and (c) install vinyl siding over wooden siding.

Mr. Bracket described the structure as having significant decorative woodwork, particularly around its dormers and window trims. He said the owner wants vinyl siding, new roofing on the mansard and new roofing to replace existing slate shingles. He added that the slate on the flat roof is in poor condition, however, could be repaired. Ms. Ngoc Le, owner of 30 May Street, approached the Commission to sit with Mr. Bracket.

Chair Constantine said the Commission considers the slate roof as a historic feature of the house. Commissioner Schneider inquired about the slate's condition and the difficulty to repair. Mr. Bracket replied that it can be fixed, however, the decision is up to owner's desire and what the Commission would allow. Commissioner Schneider commented that it might be more optimal to keep the slate because it will last longer than an asphalt roof. Chair Constantine said the mansard asphalt roof shingles, unlike slate shingles, were not original and can be replaced. Commissioner Provencher concurred stating he had no issue with asphalt replacement but recommended that the slate be repaired.

Mr. Bracket then asked whether the Commission would allow the rubber installation on corroded hips and flat roof landing. Commissioner Provencher said there would be no issue because it is considered a minor feature. He returned to the slate roof issue and said the petitioner may return before the Commission with cost estimates for an economic hardship evaluation to determine whether slate repair is cost prohibitive.

Commissioner Schneider said he had no objection over the replacement of asphalt roof shingles and suggested installation of fish scale vinyl on the mansard. Mr. Bracket expressed his preference to avoid combining painted wood and painted vinyl on a structure. Commissioner McCann provided an example of a nearby home on Hollywood Street that has both painted cornice brackets and vinyl siding. He then asked whether someone has begun priming or painting the house. Ms. Le said that Section 8 regulations require structure de-leading and encapsulation to a certain height.

Commissioner Provencher said the Commission has no purview over what is added, only what is removed. However, he expressed his concern over the potential damage to existing cedar shakes when horizontal vinyl siding is nailed on top. Chair Constantine asked about the condition of the cedar shakes. Mr. Bracket stated that  $\frac{3}{4}$  of the building is in good condition and that some small areas around the eaves and fascia will require replacement. Chair Constantine said the Commission is in agreement that there is no issue with replacing mansard asphalt roofing, that it prefers slate roof repair and restoration of cedar shake siding. Mr. Bracket clarified that the applicant would need to repair shakes, repair the slate roof and can utilize regular or scalloped vinyl shingles. Chair Constantine said the applicant could use a rubber substitute for the slate and vinyl scallop siding on the mansard. Commissioner Provencher disagreed and did not think the scallop would be appropriate because they are typically used on vertical surfaces, not roofing.

Commissioner Shveda pointed to the agenda that stated that the vinyl siding is not within the Commission's purview. Chair Constantine said it was staff opinion and that the Commission did not have to agree with it. Commissioner Mulherin asked whether he was considering work

beyond what is listed on the petition. Mr. Bracket stated he would repair, replace and paint rotted wood decorative trims, fascia, soffits and shakes.

Upon a motion by Commissioner Provencher and seconded by Commissioner Shveda, the Commission voted 5-0 (Commissioner Schneider left at 6:08 P.M.) that the proposed removal and replacement of asphalt shingles on the lower mansard portion would not be detrimental to the architectural or historical resources of the City of Worcester.

Upon a motion by Commissioner Provencher and seconded by Commissioner McCann, the Commission voted 0-5 that the removal of slate tiles and replacement with asphalt shingles would not be detrimental to the architectural or historical resources of the City of Worcester. The motion failed; however, the Worcester Historical Commission did not consider the Building Demolition Delay Waiver with respect to undue economic hardship because the petitioner was not prepared with related evidence.

Upon a motion by Commissioner Provencher and seconded by Commissioner McCann, the Commission voted 1-5 (Chair Constantine voted yes) that the installation of vinyl siding over existing cedar shake siding would not be detrimental to the architectural or historical resources of the City of Worcester. The motion failed; however, the Worcester Historical Commission did not consider the Building Demolition Delay Waiver with respect to undue economic hardship because the petitioner was not prepared with related evidence.

Chair Constantine said the Commission could reconsider the motions that failed based on economic hardship if the petitioner reapplies and submits cost figures. Mr. Luna added that a new application may be submitted if the petitioner believes there are other options for repair and replacement.

**Exhibit A: Building Demolition Delay Waiver Application submitted by Anthony Lai, dated and received March 5, 2012.**

## **5. Proposed 2012-2013 Historical Commission Meeting Schedule**

Upon a motion by Commissioner McCann and seconded by Commissioner Shveda, the Commission voted 1-5 to approve the proposed 2012-2013 Historical Commission Meeting Schedule.

### **MEETING ADJOURNMENT:**

Upon a motion by Commissioner McCann and seconded by Commissioner Provencher, the Commission voted 5-0 to adjourn the meeting at 6:17 PM.